# **ANNEXATION PLAT** AMARA ADDITION NO. 17

a portion of section 30, township 15 south, range 64 west of the sixth principal meridian EL PASO COUNTY, COLORADO

PEACEFUL

VALLEY LAKE ESTATES FIRST

FILING

AMARA ADDITION NO. 16

N89°39'48"E

#### BE IT KNOWN BY THESE PRESENTS:

THAT BJ RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

### **LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 23044" FLUSH WITH GROUND IS ASSUMED TO BEAR N89°26'56"E, A DISTANCE OF

COMMENCING AT THE SOUTH 1/16TH CORNER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING;

THENCE NOO"14'24"W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 831.70 FEET; THENCE N89°39'48"E, A DISTANCE OF 2,909.15 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 30;

THENCE S00°52'43"E, ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 30, A DISTANCE OF 3,748.50 FEET;

THENCE N45°37'25"W, A DISTANCE OF 4,145.55 FEET TO THE POINT OF BEGINNING.

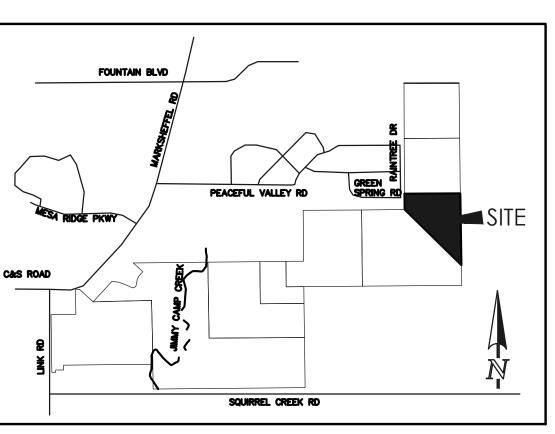
CONTAINING A CALCULATED AREA OF 153.337 ACRES (6,679,352 SF).

5294.72 FEET.

		RE	PLAT BK L-2, PG 54  NO MR STAMPED "GLW ENG 6359" FCOVERED FLUSH W/GROUND SOUTH 1/16 SECTION 30 POINT OF COMMENCING	GOVERNMENT LOT 1	909.15'////////////////////////////////////	IPLATTED *
OWNER: BJ RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY			POINT OF BEGINNING	<u></u>	 	
HAS EXECUTED THIS INSTRUMENT THIS DAY OF, 20, A.D.				GOVERNMENT	i I	7. HE 30
BY:			MEST	LOT 2	6,679,352 SF 153.337 AC	LINE OF THE WEST HALF
TITLE:			\   85   ×	A 60 × 8 × 8 × 8 × 8 × 8 × 8 × 8 × 8 × 8 ×		43"E 50' EAST LIN 8
STATE OF COLORADO )			RANG AND	A N N N N N N N N N N N N N N N N N N N		\$00°52'4 3748.5
COUNTY OF) ss		\ \	 	WEST QUARTER CORNER SECTION 30		
NOTARY:		\ \	- — — — — — — — — — — — — — — — — — — —			
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 20, A.D. BY, AS					Y, O'S' I	
OF BJ RANCHES LLC, A COLORADO LIMITED LIABILITY COMPANY.		\ \ \		GOVERNMENT LOT 3		
WITNESS MY HAND AND OFFICIAL SEAL.				 		
MY COMMISSION EXPIRES: NOTARY PUBLIC						
		<b>\</b>		   		
		ı	\	GOVERNMENT LOT 4		
				LOT 4	 	
			\			
		EAST LINE OF TH SECTION 25	\			
		2-1/2" ALUMINUM   SURVEYORS CAP				
2-1/2" ALUMINUM   SURVEYORS CAP   STAMPED "2005 PLS 23044"   RECOVERED FLUSH_		SURVEYORS CAP STAMPED "PLS 23044" RECOVERED FLUSH W/GROUND			Λ	
W/GROUND \		SOUTH 1/16  CORNER SECTION 25				
SOUTH 1/16 CORNER SECTION 26	BASIS OF BEARINGS N89'26'56"E 5294.72'	SECTION 25 N62'5908.24				
	NORTH LINE OF THE SOUTH HALF OF THE SOUTH					
	LHALF OF THE SOUTH HALF J SECTION 26				T	
					500 250 0 500	1000



RECOVERED MONUMENT, AS NOTED



VICINITY MAP NOT TO SCALE

DATE OF PREPARATION: JUNE 27, 2023

TOTAL PERIMETER OF THE AREA FOR ANNEXATION: 11,634.90 FEET

ONE-FOURTH (1/4TH) OF THE TOTAL PERIMETER: 2908.72 FEET (25.00%)

PERIMETER OF THE AREA CONTIGUOUS TO THE EXISTING CITY LIMITS: 2909.15 FEET (25.00%)

#### SURVEYOR'S STATEMENT:

I, ROBERT L. MEADOWS, JR., A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-FOURTH (1/4) OF THE PERIMETER BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

ROBERT L. MEADOWS, JR., PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 34977 FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	DATE	

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

# CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING ANNEXATION PLAT OF "AMARA ADDITION NO. 17".

CITY PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE

THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO AN ORDINANCE MADE AND ADOPTED BY THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BY ACTIONS OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS AT ITS MEETING ON \_\_\_\_\_ DAY OF \_\_\_\_, 20\_ A.D.

CITY CLERK	DATE

## **CLERK AND RECORDER:**

STATE OF COLORADO	)	
COUNTY OF EL PASO	) ss )	
I HEREBY CERTIFY TH	HAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY C	)FFIC
ATO'CLOCKM.	. THISDAY OF, 20, A.D.,	
AND IS DULY RECORDED	AT RECEPTION NOOF	THE
RECORDS OF EL PASO C	OUNTY, COLORADO.	
STEVE SCHLEIKER, RECOR	RDER	

BY:	
DEPUTY	
	ANNEXATION PLAT
FEE:	AMARA ADDITION NO. 17
SURCHARGF:	JOB. NO. 2550.03
SUNUITAINGE.	JUNE 27, 2023



SCALE: 1" = 500'

U.S. SURVEY FEET



SHEET 1 OF 1

619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903

(719)785-0790

N:\255003\DRAWINGS\SURVEY\AMARA ANNEX PLATS 1-4 CONT\255003ANNEX17 1-4CONT SH1.DWG

CITY FILE NO. ANEX-23-0046